



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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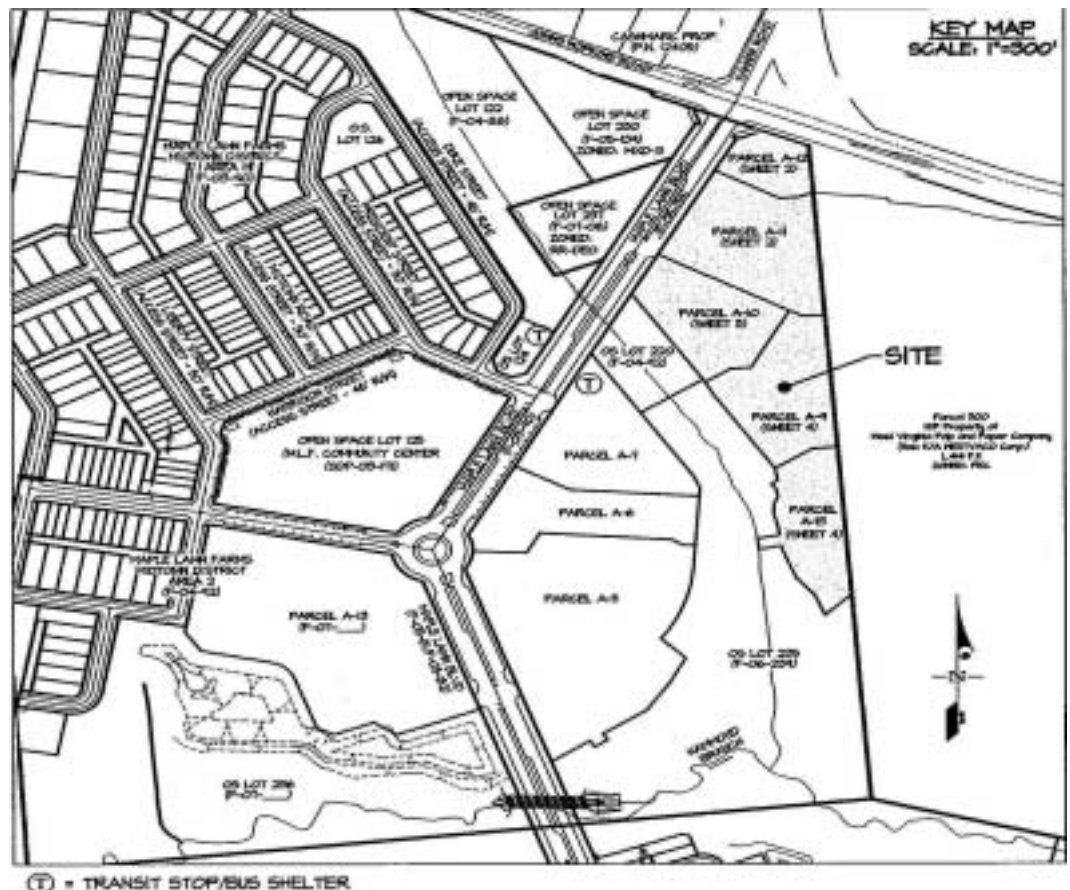
TECHNICAL STAFF REPORT
MAPLE LAWN FARMS
Planning Board Meeting of March 22, 2007

File No./Petitioner: SDP-07-02, G & R Maple Lawn, Inc.

Project Name: Maple Lawn Farms, Midtown District, Areas 1, 2 and 3, Parcels "A-9", "A-10", "A-11", "A-12" and "A-13", Private School, Bank, Restaurant and Retail Building

Request: The request is for approval of a site development plan (SDP) for the construction of a one-story private school, a one-story bank, a one-story restaurant, a one-story retail building and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The Planning Board reserved the authority to review and approve site development plans for all "Employment" use development for the Maple Lawn Farms project as required under the Planning Board's Decision and Orders for PB Case Nos. 353 and 378. The subject project is comprised of five parcels consisting of 7.36 acres of land from the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

Location: The proposed buildings are located on the southeast side of Maple Lawn Boulevard and Johns Hopkins Road, identified as Parcel No. 121 on Tax Map 41, Grid No. 22 in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

This site is located in the Midtown District area of Maple Lawn Farms and is surrounded by the following:

North Side - Along the north side is Johns Hopkins Road. Further north across Johns Hopkins Road is the Johns Hopkins University Applied Physics Laboratory facility.

East Side - Along the east side is the Westvaco Property (West Virginia Pulp and Paper Company) zoned "PEC" (Planned Employment Center) and improved with an existing two-story office and research facility and associated parking lots.

South Side - Along the south side are Open Space Lots 220 and 235 dedicated to Howard County, Maryland.

West Side - To the west is Maple Lawn Boulevard and further west is Open Space Lots 230 and 237.

Site History:

- **ZB Case No. 995M** for the Maple Lawn Farms PDP and Development Criteria were signed by the Zoning Board on February 8, 2001.
- **ZB Case No. 1039M** for an amended PDP to establish the MXD District for the former Wessel and Oliver Properties and for other PDP and Development Criteria revisions was approved by the Zoning Board on March 20, 2006.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **PB Case No. 378**, Amended CSP and Development Criteria for the entire 605.3 acre site to incorporate and establish land uses for the former Wessel and Oliver Properties and to revise the Development Criteria was approved by the Planning Board on January 25, 2007.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **S-06-16**, Amended Sketch Plan for Maple Lawn Farms received signature approval on February 20, 2007.
- **F-03-90**, Final Plan to establish the Midtown District, Area 1, Lots 1 thru 132, Parcels A, B and C was recorded on July 28, 2003.
- **F-04-92**, Final Plan to establish Parcels A-1 thru A-3, D and E was recorded on June 23, 2004.
- **F-05-82 & F-05-139**, Final Plans to extend Maple Lawn Boulevard for the Midtown District, Areas 1, 2 and 3 were recorded on August 5 and November 29, 2005.
- **F-06-239**, Final Plan to establish the Midtown District, Area 2, Parcels A-5 thru A-8 and Open Space Lot 235 was recorded on January 24, 2007.
- **F-07-06**, Final Plan to establish Parcels A-9 thru A-13 determined technically complete on October 19, 2006.
- **SDP-03-171**, Site Development Plan for the Midtown District, Area 1, Open Space Lot 125 to construct the recreational and community activity center was approved by the Planning Board on November 13, 2003 and received signature approval on March 31, 2004.
- **SDP-06-148**, Site Development Plan to construct four office buildings received Planning Board approval on October 26, 2006.
- **SDP-06-153**, Site Development Plan to construct an entrance wall and sign feature at Maple Lawn Boulevard and Johns Hopkins Road was approved by the Planning Board on September 14, 2006.

Site Analysis:

Site Improvements - This SDP proposes the construction of a one-story 29 foot high private school building approximately 70' x 150' in size with a gross floor area of 10,500 square feet, a one-story 28 foot high bank approximately 40' x 88' with a gross floor area of 3,400 square feet, a one-story 23.5 foot high restaurant approximately 79' x 80' with a gross floor area of 6,250 square feet and a one-story 33.5 foot high retail building approximately 85' x 210' in size with a net leasable floor area of 16,065 square feet and other site improvements including 326 parking spaces. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The main design concept is to provide an attractive urban streetscape by fronting the proposed buildings directly along Maple Lawn Boulevard with landscaped medians, sidewalks, street trees, enhanced landscaping at the base of each building, street furniture and lighting to promote pedestrian oriented traffic, and to locate large parking areas away from the public street towards the side and rear of buildings.

Storm Water Management (SWM) - Storm water management for this project is provided by an on-site facility and stormceptor as part of this SDP.

Landscaping - The Landscape Plan for this project complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria approved under S-01-17, S-06-16 and PB Case Nos. 353 and 378.

Forest Conservation - This project addressed the forest conservation requirements under the processing of Final Plan, F-04-92.

Adequate Public Facilities - This comprehensive project passed the tests for road adequacy under S-01-17 and S-06-16.

Employment Use Development Criteria – This SDP is in compliance with all applicable requirements of the "Employment" Use Development Criteria approved under the amended CSP, S-06-16 and PB Case No. 378.

- **Setback Requirements** - The proposed structures comply with the minimum setback requirement of 50 feet from the boundary line along Johns Hopkins Road, 10 feet from the Maple Lawn Boulevard right-of-way line and 10 feet from any other property line.
- **Permitted Land Uses** - The proposed private school, bank, restaurant and retail building are all permitted uses for the "Employment" land use area of this "MXD" zoned project.
- **Height Requirement** - The MLF Development Criteria limits the maximum building height for "Employment" use to 120 feet high unless shown to be a greater height on an SDP approved by the Planning Board and commercial buildings located at the corner of Johns Hopkins Road and Maple Lawn Boulevard shall not exceed three stories. The proposed buildings are one story high with a maximum roof elevation of 33.5 feet.
- **Lot Coverage** - There is no lot coverage requirement imposed on "Employment" land use areas per the MLF Development Criteria. The proposed total building coverage for this project is 11.9 %.

- **Parking Requirements** – The MLF Development Criteria requires a minimum of 1 parking space per 5 restaurant employees plus 1 space per 3 seats for the restaurant use and 5 parking spaces for each 1,000 square feet of net leasable area devoted to the general retail and bank uses. The Howard County Zoning Regulations require a minimum of 1 parking space per 6 students for private elementary/middle schools. The total parking space requirement for this project is 262 spaces. This SDP is providing a total of 326 parking spaces.
- **Floor Area Ratio (FAR) Requirements** – The maximum overall F.A.R. limit for this development is 0.35 calculated on the total acreage for all “Employment” land use areas within the Maple Lawn Farms project. The tracking chart below provides the F.A.R. for this SDP and for all other SDP’s already processed within the “Employment” land use area up to this date.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART			
DPZ File Number	Parcel Area	Floor Area	F.A.R.
SDP-04-44	4.40 acres (191,605 sq. ft.)	93,945 sq. ft.	0.49
SDP-04-96	3.17 acres (137,933 sq. ft.)	24,088 sq. ft.	0.17
SDP-05-08	3.20 acres (139,578 sq. ft.)	22,218 sq. ft.	0.16
SDP-05-36	3.21 acres (139,880 sq. ft.)	93,945 sq. ft.	0.67
SDP-05-47	5.58 acres (243,230 sq. ft.)	133,016 sq. ft.	0.55
SDP-06-67	2.89 acres (125,767 sq. ft.)	100,288 sq. ft.	0.80
SDP-06-148	8.54 acres (371,950 sq. ft.)	121,620 sq. ft.	0.33
SDP-07-02 (This SDP)	7.36 acres (320,659 sq. ft.)	38,000 sq. ft.	0.12
Remaining Recorded Employment Acreage	4.09 acres (178,346 sq. ft.)	N/A	N/A
Total	42.44 acres (1,848,686 sq. ft.)	627,120 sq. ft.	0.34

Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations as follows:

1. **Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed buildings and other site improvements are consistent and in compliance with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a “Traditional Neighborhood Design” (TND) development.

2. **Satisfies the applicable requirements of Section 127.E.3.**

This SDP satisfies the applicable requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board’s approval decision of the CSP and the Development Criteria. The Planning Board approved the original CSP and Development Criteria under PB Case No. 353 on July 11, 2001 and the amended CSP and Development Criteria under PB Case No. 378 on January 25, 2007.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

The developer proposes to install extensive landscaping for this project beyond what is mandated by the Howard County Landscape Manual and the MLF Landscape Design Criteria. The external perimeter located along the Westvaco Property and Johns Hopkins Road for Parcels "A-9", "A-11" and "A-12" is landscaped in accordance with the approved MLF Landscape Design Criteria and the Howard County Landscape Manual with a mixture of shade trees, ornamental trees and shrubs. Therefore, the perimeter landscaping along with the streetscape planting for Maple Lawn Boulevard, the required internal parking lot island landscaping, the SWM facility perimeter landscaping and the shrub planting located at the base of each building will enhance the site design and provide an effective landscape buffer.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP will provide the landscaping and other site amenities including benches, landscape lighting, planters and pedestrian walkways as part of the development of this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-04-92 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Midtown District of Maple Lawn Farms. Sidewalks and crosswalks will be provided along Maple Lawn Boulevard adjacent to the proposed buildings in accordance with approved Final Plan, F-04-92 with additional sidewalks to be installed within Parcels "A-9", "A-10", "A-11" and "A-12" as part of this SDP.

SRC Action:

On December 21, 2006, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-07-02.

3/13/07

Date


Marsha S. McLaughlin, Director
Department of Planning and Zoning

Engineer's Signature

Date

Natural Resources Conservation Service

Date _____

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STABILIZED CONSTRUCTION DRAINAGE

SPRUE SALT PILE

BLUFF FENCE

LIMIT OF DISTURBANCE

100 YR FLOOD PLAN

DISTING CONTOUR

PROPOSED CORRIDOR

B' (DINO) W-40000 ZONE

GRADE BLUFF PROTECTION

CHECK DWM

[illegible]

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MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREAS 1, 2, AND 3
PARCELS A-9, A-10, A-11, A-12, and A-13
(PLAT No. _____)

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

DATE	TAX MAP - GRID	SHEET
JAN., 2007	41/22	8 OF 26

SDP-0